018.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	940,300	/	940,300
USE VALUE:	940,300	/	940,300
ASSESSED:	940,300	/	940,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRZUPEK JOHN &
Owner 2:	KILLEEN LAUREN
Owner 3:	
Street 1:	15 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -
Owner 2:	-
Street 1:	98 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Clapboard Exterior and 1938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5400.000	445,600		494,700	940,300
Total Card	0.124	445,600		494,700	940,300
Total Parcel	0.124	445,600		494,700	940,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.19 | /Parcel: 485.1

Legal Description

User Acct 12578

GIS Ref

GIS Ref

Insp Date 10/03/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 018.0-0002-0013.0

!1505!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,600	0	5,400.	494,700	940,300	940,300	Year End Roll	12/18/2019
2019	101	FV	351,500	0	5,400.	640,200	991,700	991,700	Year End Roll	1/3/2019
2018	101	FV	351,500	0	5,400.	407,400	758,900	758,900	Year End Roll	12/20/2017
2017	101	FV	351,500	0	5,400.	372,500	724,000	724,000	Year End Roll	1/3/2017
2016	101	FV	191,200	0	5,400.	302,600	493,800	493,800	Year End	1/4/2016
2015	101	FV	179,500	0	5,400.	302,600	482,100	482,100	Year End Roll	12/11/2014
2014	101	FV	179,500	0	5,400.	275,900	455,400	455,400	Year End Roll	12/16/2013
2013	101	FV	179,500	0	5,400.	262,500	442,000	442,000		12/13/2012

PRINT

Date	Time
12/10/20	17:05:21

LAST REV

Date	Time
01/17/19	15:46:38

apro

PAT ACCT. 1505

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	1484-48		1/15/2016		880,000	No	No		
TUREN F ELIZABE	1478-91		9/2/2015	Change>Sale	625,000	No	No		
TUREN FRANCES W	1338-98		6/6/2007	Family	10	No	No		
	824-155		1/1/1901		1	No	No		N

USER DEFINED

Prior Id # 1:	12578
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2015	1889	Re-Roof	8,000					
10/16/2015	1571	Heat App	3,000					
9/15/2015	1338	Redo Kit	75,000		9/15/2015			Remodel kitchen an
8/2/2013	1166	Manual	4,600	C				
7/28/1992	338		5,000					CONVT SUNRM/YR-RND
4/21/1992	138	Manual	1,200					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2017	SQ Returned	MM	Mary M
10/3/2016	Permit Visit	DGM	D Mann
10/3/2016	Meas/Inspect	DGM	D Mann
1/9/2014	Info Fm Prmt	EMK	Ellen K
2/23/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	264	PATRIOT
10/12/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5400		Sq. Ft.	Site		0	85.	1.08	2									494,701						494,700	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 494,701 | Spl Credit | Total: 494,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30298495
Const Adj.:	0.99989998
Adj $ / SQ:	136.800
Other Features:	116680
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467073
Depreciation:	21485
Depreciated Total:	445588

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	3		Baths:	2		HB	1	

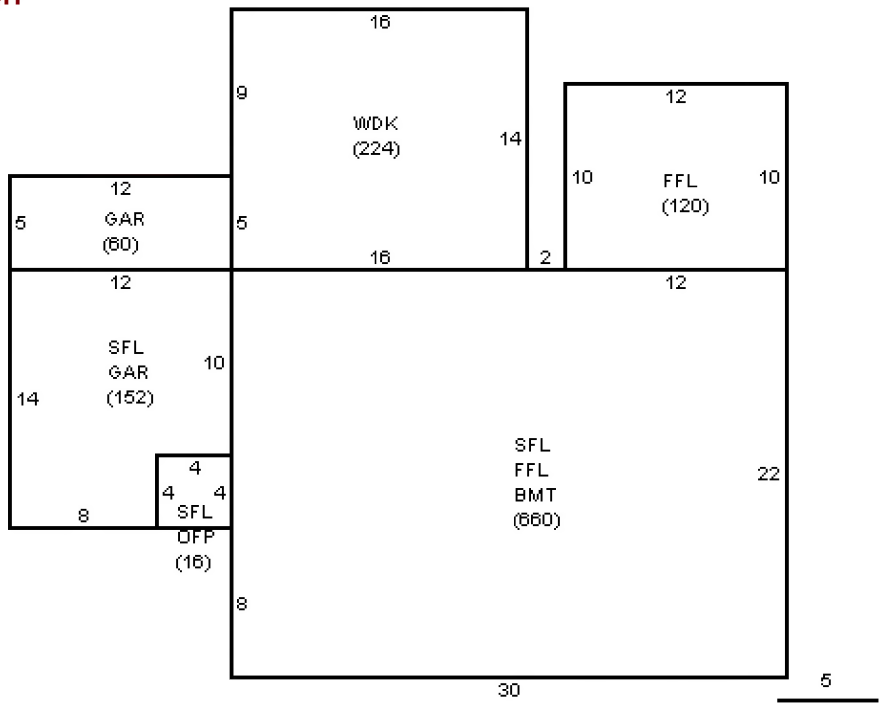
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.53
Special Features:	0	Val/Su Net:	163.82
Final Total:	445600	Val/Su SzAd	277.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	828	136.800	113,270
FFL	First Floor	780	136.800	106,704
BMT	Basement	660	61.560	40,630
WDK	Deck	224	10.460	2,344
GAR	Garage	212	26.790	5,679
OFP	Open Porch	16	44.000	704

Net Sketched Area:	2,720			Total:	269,331
Size Ad	1608	Gross Are	2720	FinArea	1938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---